



**ELVASTON MEWS, SOUTH KENSINGTON, SW7**  
£1,300 per week\*

**Carter Jonas**

# ELVASTON MEWS, SOUTH KENSINGTON, SW7

An exceptional property that has been completely rebuilt and refurbished to a high, owners-home specification in 2018. EPC rating D.

Accessed from the north side of Elvaston Mews this is a ground and lower ground floor maisonette spanning over 1100 sq. ft. where the owners have paid significant attention to detail utilising the space to its best advantage. There are many highlights but the conservatory-style 'winter garden' at the rear and the craftsmanship are worthy of a mention. it is the perfect base for someone who appreciates the finer things in life and like to relax and entertain.

Elvaston Mews is ideally situated in South Kensington close to Gloucester Road with easy access to all local amenities including world-class museums and the green spaces of Hyde Park/Kensington Gardens.

Large reception with full fitted open-plan kitchen, master bedroom with en-suite bathroom, 2nd bedroom, shower room, winter garden. Furnished.

Minimum term is 12 months

Holding deposit is 1 week's rent

Security deposit is 6 week's rent

Royal Borough of Kensington & Chelsea

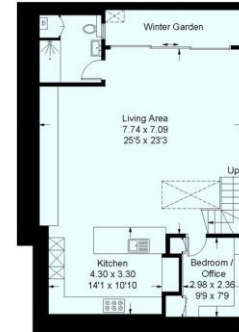
Council tax band: G

- Council Tax Band = G
- EPC = D
- Deposit Required = £0.00
- Long Let
- Gloucester Road underground

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

## Elvaston Mews, SW7

Approximate Gross Internal Area = 122.3 sq m / 1316 sq ft  
(Excluding Void / Light / Air Well)



Lower Ground Floor  
80.6 sq m / 867 sq ft



Ground Floor (Excluding Void)  
33.5 sq m / 360 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID415254)



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Classification L2 - Business Data

## IMPORTANT INFORMATION

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\*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.